



INTRODUCING  
9 MASTWOOD CRESCENT

JILL  
FEWSTER-YAN  
BROKER

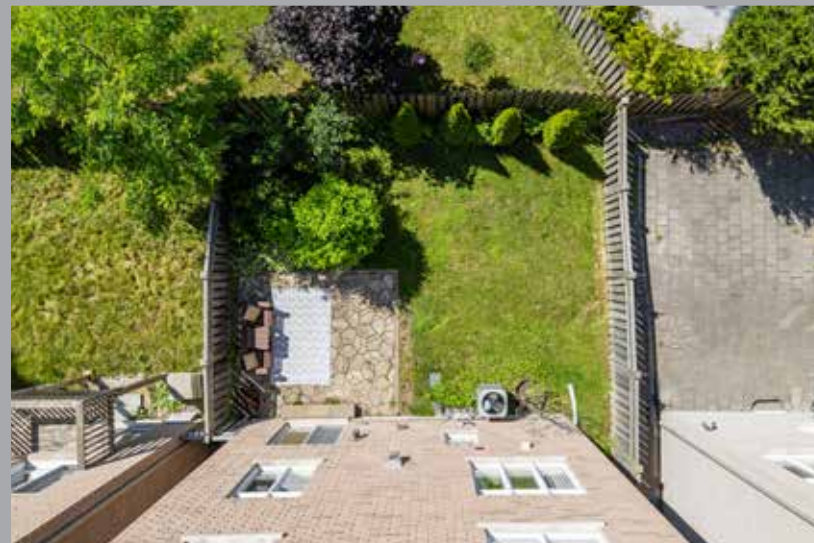
JENNIFER  
GIBSON  
SALES REPRESENTATIVE

MICHELLE  
TOON  
BROKER

LARRY  
YAN  
SALES REPRESENTATIVE

RICARDO  
AGBAY JR  
SALES REPRESENTATIVE

9Mastwood.com



# ABOUT THE HOME

Welcome to 9 Mastwood Crescent, a beautifully maintained executive home nestled within The Enclave of West Rouge, an exclusive collection of just 36 homes built by Genesis Homes in 2009. Offering 2,553 square feet of thoughtfully designed above grade living space, this sought after Pinestone model is filled with natural light thanks to expansive windows and soaring 9 foot ceilings that create an impressive sense of openness throughout. Step up to the inviting main floor where a separate living room overlooks the quiet street before flowing into the heart of the home. The updated open concept kitchen is sure to impress with stone countertops, a mosaic tile backsplash, stainless steel appliances, abundant cabinetry and generous workspace, all overlooking the impressive great room with a combined dining and living room space, anchored by a cozy gas fireplace. Upstairs, there are four generous bedrooms including a spacious primary retreat complete with a walk in closet and luxurious 4 piece ensuite bathroom. The fourth bedroom has been opened to the primary suite, creating the perfect nursery, dressing room or home office, while easily convertible back to a separate bedroom if desired. The remaining bedrooms are all well proportioned and share a main 4 piece bathroom. The bright above grade lower level offers exceptional versatility with a recreation room, laundry area, direct access to the two car garage, a separate side entrance, and a walkout to the fully fenced backyard featuring a stone patio, green space and established gardens. The garage also includes a dedicated storage room, ideal for seasonal items and sporting equipment, while the unfinished basement provides even more valuable storage space. As an added bonus, this home features owned solar panels that generate approximately \$5000 per year in passive income (\$27,016 over the past 5.5 years), providing an exceptional financial benefit rarely found in today's market.



# PROPERTY INFORMATION

**Taxes:** \$6,040.24 (annual in 2025)

**Lot Size:** (As per GeoWarehouse) Front: 31.89 ft  
Depth: 72.05 ft

**Legal Description:** Lot 5, Plan 66M2451, Scarborough.  
Subject To An Easement For Entry As In AT2169527

**Parking:** 2-car attached garage  
2-car parking in private driveway

**Possession:** 30-90 days

**Heating/Cooling:** Forced air gas furnace  
Central air conditioning

**Electrical:** 100 amp service

**Utilities:**

|             |   |
|-------------|---|
| Hydro       | \$173/month (average based on a 12 mo period) |
| Gas         | \$148/month (average based on a 12 mo period) |
| Water/Waste | \$102/month (average based on a 12 mo period) |

**Inclusions:** Fridge, stove, range hood, dishwasher, washer, dryer, all blinds, all curtain rods, electrical light fixtures, built-in shelving, bathroom mirrors, garage door opener/remote, central vacuum/equipment, in-ground sprinklers, furnace, air conditioner, HRV system, ELK security system (monitoring not included), water filtration system

**BONUS FEATURE:** This home benefits from rooftop solar panels that generate approximately \$5,000 of income on average each year (\$27,016 in the past 5.5 years!). The solar panels are owned and are part of Toronto Hydro's microFit program.

# ABOUT THE COMMUNITY

9 Mastwood Crescent is located in a prime West Rouge location where you can walk to schools at all levels, the Rouge Hill GO & TTC, the Waterfront Trail and Ravine Park plaza with Metro, Shopper's Drug Mart, banking, auto shop, barber, bakery and a variety of different eateries. Nature lovers will spend hours exploring with the Rouge National Park, Rouge Beach and the Waterfront Trail close by. You can launch a canoe, kayak, or just enjoy a swim at the beach, enjoy tobogganing or the splash pad at Adams Park or skate on the Rouge beach duck pond in the winter. This neighbourhood is truly a four seasons playground for outdoor enthusiasts! Commuting is simple with quick access to Kingston Road, Hwy 401, and Rouge Hill GO Station. Families will love access to some of the very best schools in the city. Don't miss this opportunity to make 9 Mastwood Crescent your forever home in one of Toronto's most family-friendly neighbourhoods!

A pre-list home inspection was provided by Ian Calman from Pillar To Post Home Inspectors on June 12, 2025. The Buyer acknowledges that the home inspection report and marketing materials have been provided for information purposes only. Any reliance on these materials is at the Buyer's own discretion.